

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: January 22, 2004

ITEM NOS. 5 / 6 GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT **DC Ranch Parcels 5.9b & 5.9c**

REQUEST Request to approve a preliminary plat for 37 residential lots on 40 acres at DC Ranch Parcels 5.9b and 5.9c.  
Request to approve the architecture Thematic Character Design for the proposed residences.

## **6-PP-2003 and 1-DR-2004**

### **Key Items for Consideration:**

- This is a new development/subdivision located at the southeast side of DC Ranch Master Planned Community.
- The property is located between a large wash on the west side and a hill conservation area on the east side, and is bisected by another large wash.
- The development will comply with the Master Plans for Planning Units III, V, and VI, including the Master Environmental Design Concept Plan.

### **Related Policies, References:**

54-ZN-1989#1 thru 7, Planning Units III, V, and VI Master Plans

OWNER DC Ranch L.L.C.  
480-367-7000

APPLICANT CONTACT Karrin Taylor  
Biskind Hunt & Taylor  
602-955-3452

LOCATION Dc Ranch Planning Unit 5

BACKGROUND **Zoning.**  
The property is zoned Resort District/Planned Community Development (R-4R/PCD), which allows homes and resort accommodations. The property to the northeast is also zoned R-4R/PCD District, the property to the west is zoned Planned Commercial Center District (PCC/PCD), and the property to the south is zoned Single Family Residential/Environmentally Sensitive Lands District (R1-18/ESL).

### **Context.**

This is a new development/subdivision located at the southeast side of DC Ranch Master Planned Community. The property is located between a large wash on the west side and a hill conservation area on the east side, and is bisected by another large wash. The Silverleaf Golf Course and Clubhouse are located over the hill to the northeast, the planned DC Ranch Village Club

Health Studio will be located across the wash to the west, and to the south is open desert but zoned residential (Toll Brothers) and part of the proposed McDowell Sonoran Preserve study boundary.

APPLICANT'S  
PROPOSAL

**Goal/Purpose of Request.**

This is a request for approval of a preliminary subdivision plat of 40 acres into 37 lots (approximately 1 home per acre). There will be one point of access to the subdivision from Clubhouse Drive to the northeast, which connects to 102nd Street and Horseshoe Canyon Drive to the north. The proposed road and lot locations in the subdivision have been designed to preserve the abutting washes and hill, and minimize land disturbance. All development will comply with the Master Development Plans for DC Ranch, including the Environmental Design Master Plan (EDMP).

The applicant proposes the Spanish Colonial Estate style as a theme for character design of the buildings proposed in the development. Walls around each dwelling unit will be integrated in the building envelope and match the color and textures of the residences.

**Development information.**

- *Existing Use:* Vacant/Open Desert
- *Parcel Size:* 40 acres
- *Number of Lots:* 37 (1 home per acre)
- *Building Height Allowed:* 35 feet

IMPACT ANALYSIS

**Traffic.**

Roads have been constructed per the approved Master Circulation Plan, and have been designed to accommodate the proposal. There will be one point of access to the subdivision from Clubhouse Drive to the northeast, which connects to 102nd Street and Horseshoe Canyon Drive to the north. Horseshoe Canyon Drive then connects to Thompson Peak Parkway to the west. The access to this subdivision conforms to the DC Ranch Master Plan street system. There is adequate capacity on the internal street system and Thompson Peak Parkway for this additional development.

**Airport Vicinity.**

This property is located outside the airport noise influence area.

**Water/Sewer.**

The applicant is responsible for new water and sewer infrastructure to service the site.

**Police/Fire.**

Rural/Metro Fire Department has reviewed this plat and it conforms to the minimum requirements for fire apparatus access. Police and fire facilities exist in the DC Ranch Master Planned Community, and no service impacts are anticipated.

**Schools.**

The subdivision falls within the Scottsdale Unified School District. The School District has been notified of final plats within DC Ranch, and has stated that there is no capacity issue as long as the plats conform to the densities approved in the original master plan. This plat is developing at a lesser density than the original master plan anticipated.

**Open space.**

Open space tracts will be provided within the subdivision, along washes through the site, and within conservation areas consistent with the Environmental Design Master Design Concept (EDMP).

**Community Involvement.**

DC Ranch has posted this development in their newsletter, and there have been no comments regarding this case.

**Community Impact.**

DC Ranch has prepared Master Development Plans to address water, wastewater, drainage, and circulation issues, as well as a master environmental design plan. The proposed road and lot locations have been designed to preserve the abutting washes and hill, and minimize land disturbance.

STAFF  
RECOMMENDATION

**Recommended Approach:**

Staff recommends approval, subject to the attached stipulations.

RESPONSIBLE  
DEPT(S)

**Planning and Development Services Department**

Current Planning Services

STAFF CONTACT(S)

Tim Curtis  
Project Coordination Manager  
480-312-4210  
E-mail: [tcurtis@ScottsdaleAZ.gov](mailto:tcurtis@ScottsdaleAZ.gov)

APPROVED BY

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Tim Curtis, AICP  
Report Author

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Jayna Shewak  
Development Planning Manager

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Preliminary Plat
- A. Fire Ordinance Requirements
- B. Stipulations
- C. Ordinance Requirements

**PROJECT NARRATIVE****Preliminary Plat  
Parcels 5.9b and 5.9c**

This application request Development Review Board approval for a preliminary plat for 37 units within Parcels 5.9b and 5.9c within DC Ranch. All homes proposed will be subject to design approval by the DC Ranch Covenant Commission in order to ensure conformance with the recorded covenants and restrictions.

Access will be from 102<sup>nd</sup> Street. Parcels 5.9b and 5.9c are zoned R4-R. The site has been planned to protect the native vegetation and washes and to maximize viewsheds. Streets will be designed and constructed in accordance with the development standards for DC Ranch.

**R-4R Zoning District Development Standards**

Parcels 5.9a, 5.9b, 5.9c, 5.10, 5.11, and 5.12 constitute a single "Site" for purposes of development, as set forth on the attached letter dated September 26, 2002. Therefore, the boundaries of the overall Site are used for applying the amended development standards to any one parcel within the Site.

**Setbacks**

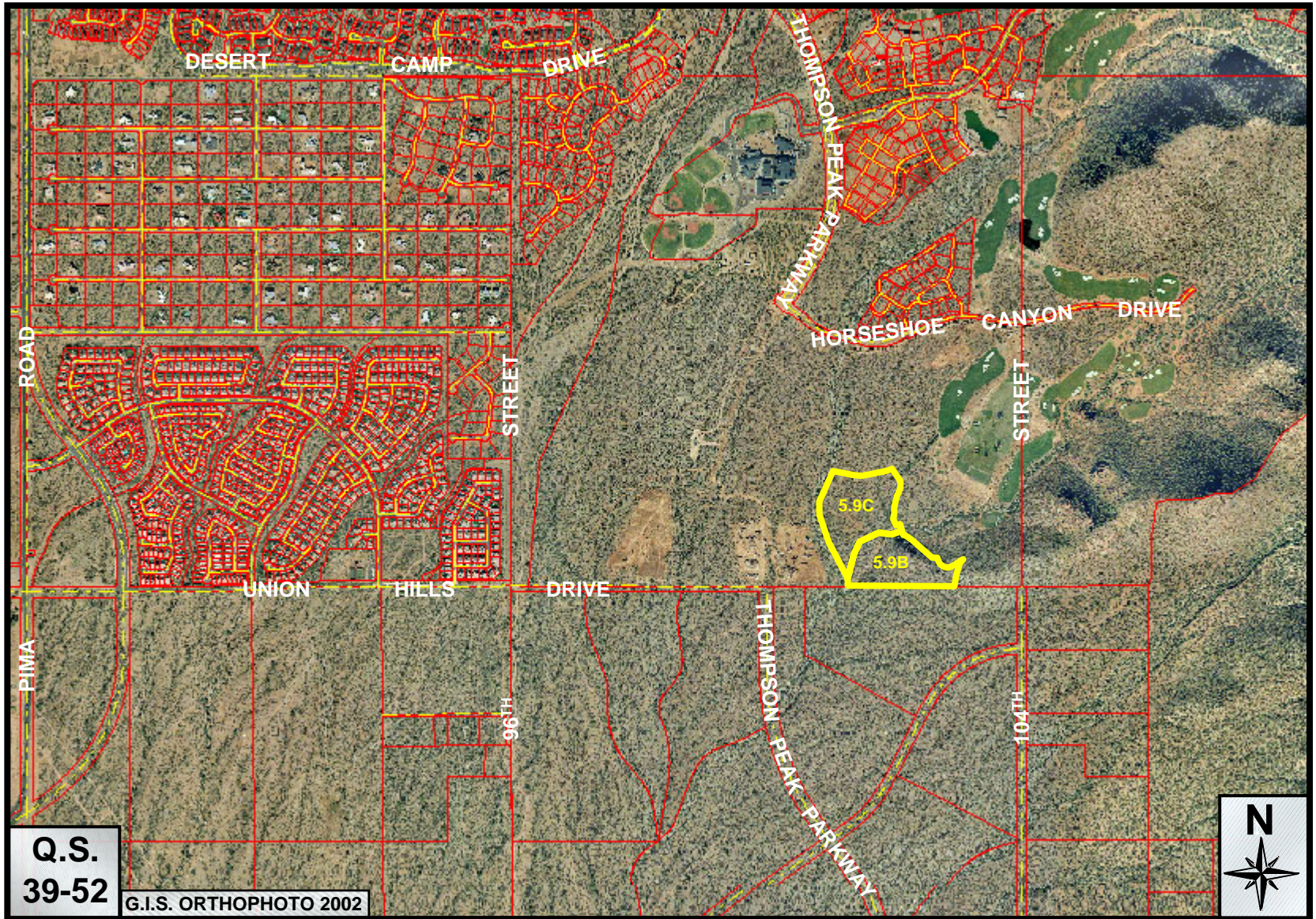
As set forth above, setbacks are measured from the boundary of the Site rather than an individual parcel boundary.

**Architectural Style**

The Silverleaf Golf Villas are designed to compliment the architecture of the adjacent Silverleaf Clubhouse. The Architecture is patterned after the Rural Mediterranean Style that is described in the Silverleaf Design guidelines.

Rural Mediterranean Architecture is typified by simple rectilinear forms that are often arranged asymmetrically. Stone piers, Genoia eave detailing and the use of wood headers and robels further reinforce the simple yet elegant character of this style.

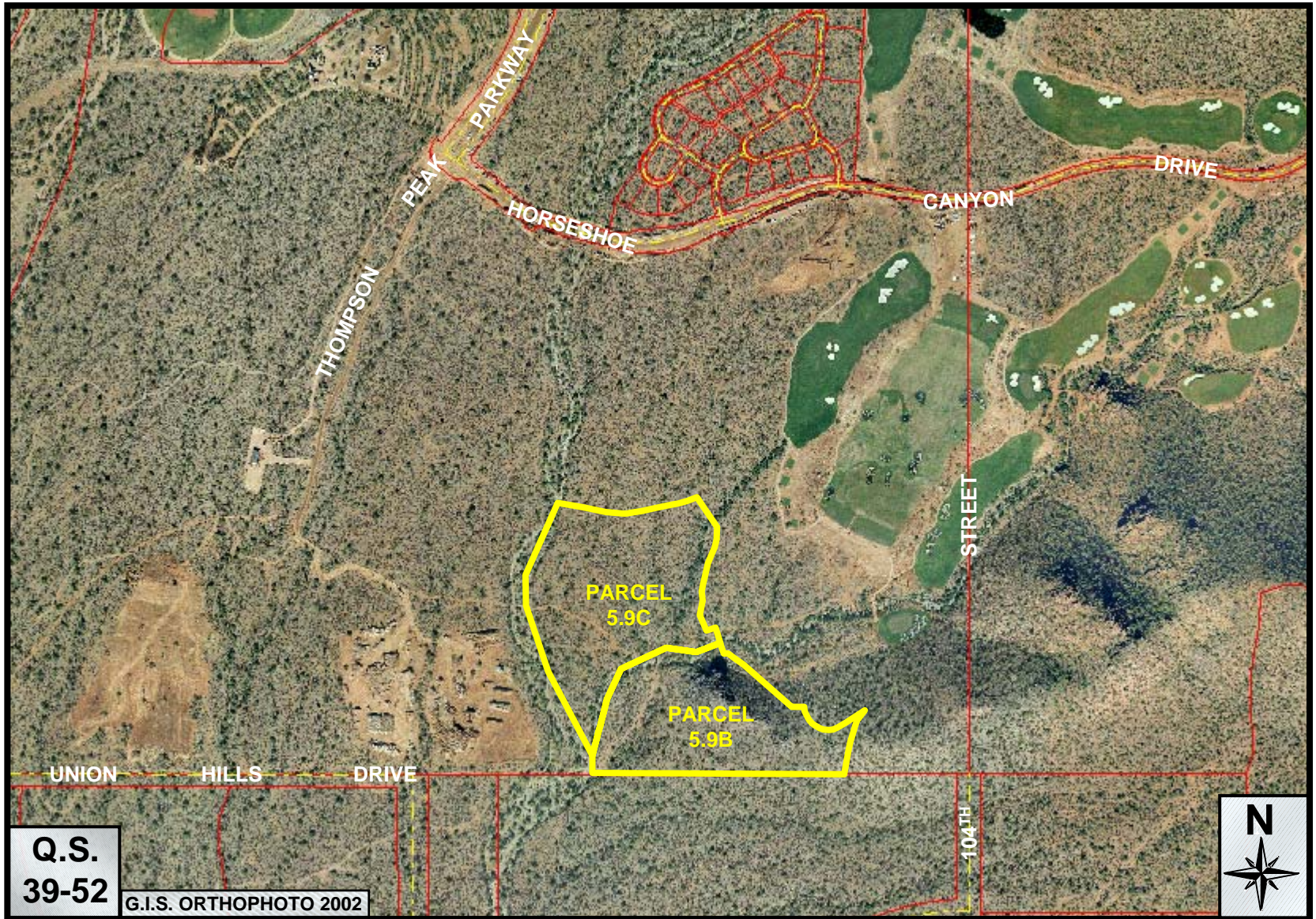




**DC Ranch Parcels 5.9B & 5.9C**

**6-PP-2003 & 1-DR-2004**

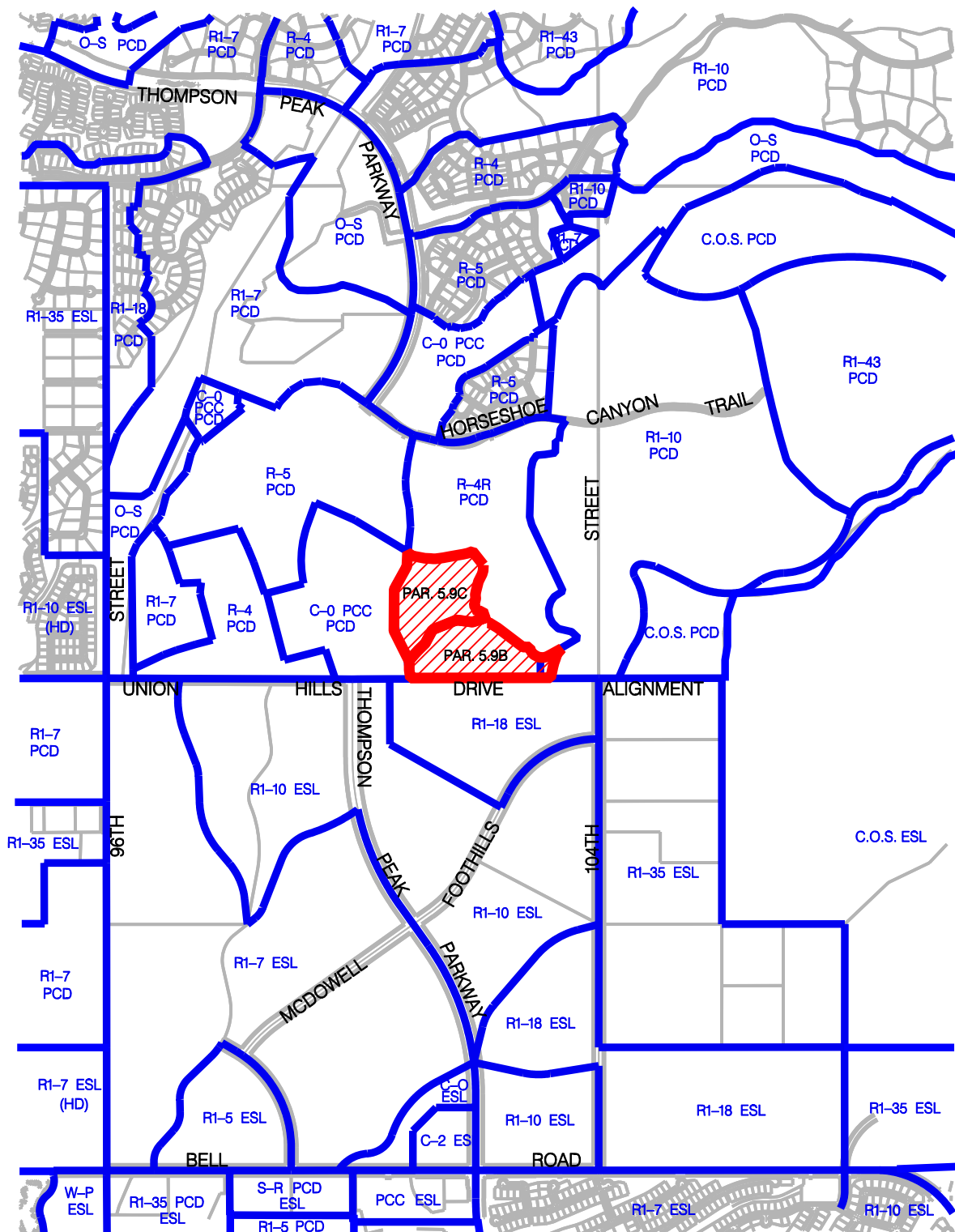




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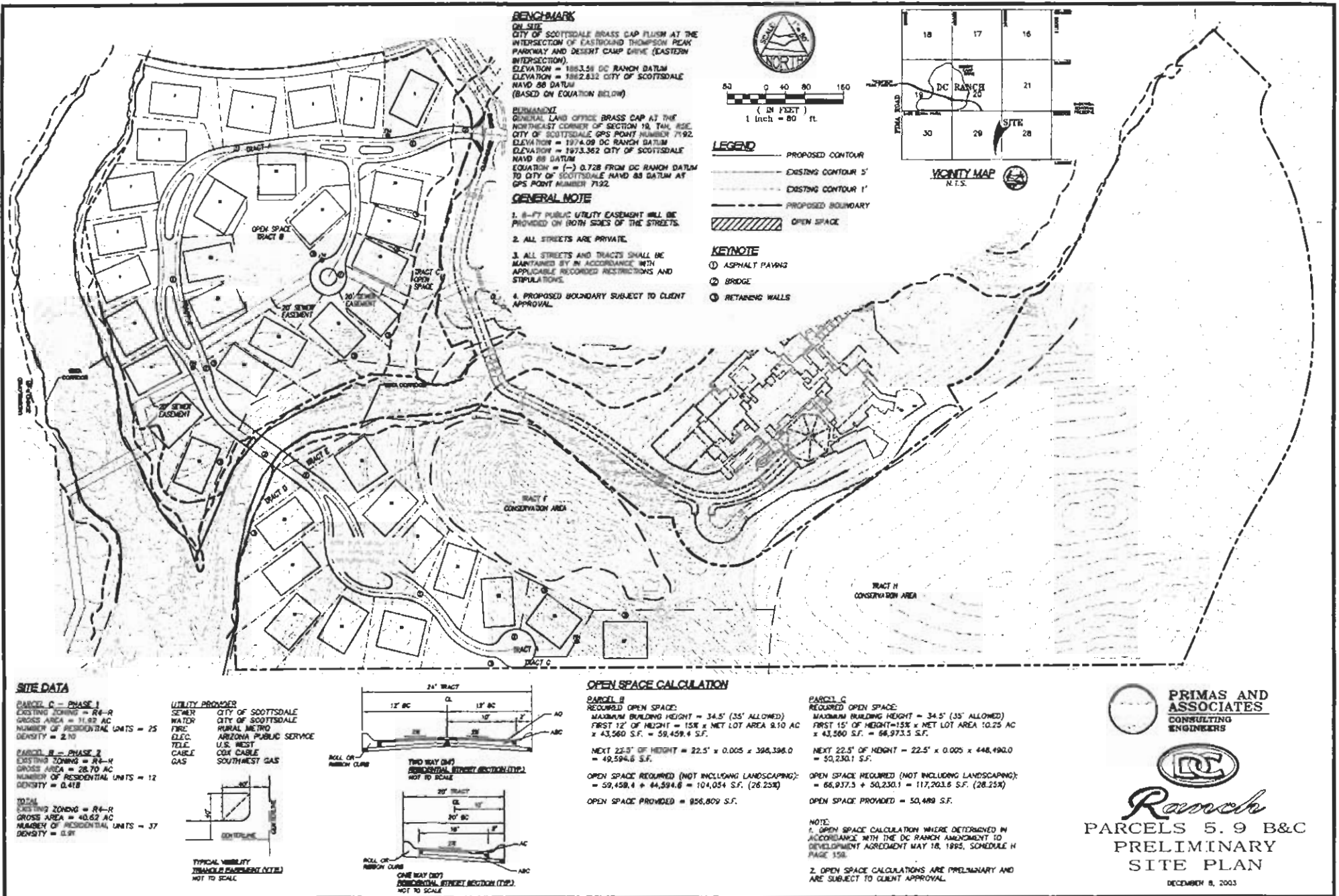




6-PP-2003



ATTACHMENT #3





**D C RANCH PARCEL**  
**5.9 B & C**  
**D.C. RANCH UNIT 5**  
**SCOTTSDALE, AZ.**

## FIRE ORDINANCE REQUIREMENTS

(INCORPORATE THE DESIGNATED STIPULATIONS INTO FINAL PLAT)

- |   |   |
|---|---|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE &amp; MUST BE ON ALL PLANS.</p> <p><input type="checkbox"/> 2. FIRE LANES &amp; EMERGENCY ACCESS SHALL BE PROVIDED &amp; MARKED IN COMPLIANCE WITH CITY ORDINANCE &amp; IFC AT THE FOLLOWING LOCATIONS.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT &amp; AMERICANS WITH DISABILITIES ACT &amp; INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 4. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"><input type="checkbox"/> A. KNOX BOX</p> <p style="margin-left: 20px;"><input type="checkbox"/> B. PADLOCK</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> C. KNOX OVERRIDE &amp; PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input type="checkbox"/> 5. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p><input type="checkbox"/> 6. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS &amp; HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 7. NUMBER OF FIRE HYDRANTS REQUIRED, <u>-04-</u>. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED &amp; OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> | <p><input checked="" type="checkbox"/> 8. SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION &amp; SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS &amp; HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.</p> <p><input checked="" type="checkbox"/> 9. MODIFIED NFPA 13-D SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS.</p> <p><input type="checkbox"/> 10. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS &amp; ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE &amp; INTERPRETATIONS &amp; APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS &amp; 900 SQ FT MIN. IN ATTIC.</p> <p><input type="checkbox"/> 11. NFPA (2002 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA:</p> <p><input type="checkbox"/> 12. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 &amp; 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 13. FIRELINE, SPRINKLER &amp; STANDPIPE SYSTEM SHALL BE FLUSHED &amp; PRESSURE TESTED PER NFPA STANDARDS &amp; SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 14. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x _____ (NSHT)</p> <p style="margin-left: 20px;"><input type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</p> <p style="margin-left: 20px;"><input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input checked="" type="checkbox"/> 15. ALL STREETS &amp; PRIVATE DRIVEWAYS SHALL CONFORM TO THE FIRE DEPT. GUIDE LINES FOR 100 YEAR STORMS &amp; EMERGENCY VEHICLE ACCESS. PROVIDE A LOOPED UNDERGROUND WATER MAIN.</p> |
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FINAL PLATS MUST BE PER THE APPROVED PRELIMINARY PLAT WITH THE MODIFICATIONS PER THE FOLLOWING STIPULATIONS TO OBTAIN PERMITS
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SITE DESIGN:

1. Site design shall conform to the land use budget for Planning Units 3,5,6 of case 54-ZN-89 #1-7, amended development standards for the R4-R and R-10 zoning districts, and the Planning Master Plans for Planning Units 3,5,6 (PMP) to the satisfaction of Planning and Development Services' Plan Review staff.
2. The developer shall provide an update to the 54-ZN-89#1-7 Land Use Budget Summary, and the Residential Land Use Summary (specifically for DC Ranch Planning Units 3,5,6) with the final plans submittal. The updates to these Summaries shall document conformance with the maximum densities and units, and the minimum NAOS to be provided by Planning Units Planning Units 3,5,6 as noted in case 54-ZN-89#1-7, to the satisfaction of Planning and Development Services' Plan Review staff.
3. Tracts reserved for open space or other uses shall conform to the PMP, to the satisfaction of Planning and Development Services' Plan Review staff.
4. The design/elevations/color of the proposed wash control devices shall be in conformance with the PMP, to the satisfaction of Planning and Development Services' Plan Review staff. With the final plans submittal, the developer shall provide elevations, sections, details, etc., which shall be subject to Planning and Development Services' Plan Review (planning and civil) approval.
5. Final plat shall identify the *ownership* and maintenance of any land not used for residential lots.
6. The landscape plan for all model home(s) shall be submitted for final plans review and approval.
7. *Any proposed* unpaved drives and parking areas shall be treated for dust control.
8. Flagpoles, if provided, shall be one piece conical tapered.
9. Cut and fills adjacent to the wash shall be blended so that they appear to be naturally occurring to the satisfaction of Planning and Development Services' Plan Review staff.
10. Garages shall be located a minimum of 18-feet from the back of street and sidewalk improvements.

ON-SITE LIGHTING:

1. All lighting shall be consistent with the approved PMP and the Thematic Character Study for Planning Units II and IV, to the satisfaction of Planning and Development Services' Plan Review staff.
2. Provide plans indicating locations and details of all exterior on-site lighting and lighting fixtures (re: diffusing, standards, glare, height, etc.) at the time of landscape plans submittal.

SIGNS:

1. All signs shall be consistent with the approved Thematic Character Study for Planning Units II and IV, to the satisfaction of Planning and Development Services' Plan Review staff.
2. Provide note on final landscape plans: Signs require separate approvals and permits.

BIKEPATHS/PUBLIC USE TRAILS:

1. The internal path, trails and sidewalk system shall be consistent with the Parks and Circulation Plan in the PMP, to the satisfaction of Planning and Development Services' Plan Review staff.
2. Lots affected by the trail location in accordance with the PMP shall be designed to the satisfaction of the Project Coordination Manager.
3. The developer shall indicate the location of trail connections and any associated easements with the final plans submittal.

WALL DESIGN:

1. No permanent chain link fencing shall be allowed except as approved by the Project Coordination staff.
2. The developer shall return for a formal Staff Approval from the Project Coordinator for all walls and entry monument features.

LANDSCAPING:

1. Landscaping and plant material shall be consistent with the PMP, to the satisfaction of Planning and Development Services' Plan Review staff.
2. Incorporate existing vegetation into the landscape design.



3. Non-indigenous plant materials, which have a potential of exceeding 20 feet in height, are not to be introduced on the site, *except as approved by Project Coordination Manager, in compliance with 54-ZN-89#1-7, or as previously approved through the PMP.*
4. Upon removal of the salvageable native plants the salvage contractor shall submit a completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Planning Inspector within 3 months from the beginning of salvage operations and/or prior to issuance of the Certificate of Occupancy.
5. Sight distance triangles and sight distance lines shall be shown on final plans for all intersections. Area within the safety triangle is to be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within the safety triangle shall either have a canopy that begins at 7 feet in height upon installation or be maintained to ensure visibility is not obstructed. All heights are measured from nearest street line elevation.
6. Turf areas are to be a minimum of 10 feet in width.
7. Provide positive drainage away from walks and curbs along all streets abutting natural terrain except as set forth in the PMP.
8. Setback all spray and stream type irrigation heads 1'-0" from back of curb or sidewalk to reduce over-spray, or provide design alternatives to achieve similar results to be approved by Planning and Development Services' Plan Review staff.
9. All roadway tracts shall be landscaped by the developer and or homeowner as approved by the to the satisfaction of Planning and Development Services' Plan Review staff.
10. Cut and fills adjacent to the wash shall be revegetated so that they appear to be naturally occurring to the satisfaction of Planning and Development Services' Plan Review staff.

IRRIGATION:

1. At the time of final irrigation plan submittal the applicant shall identify the location of backflow preventors and the means of screening to be provided.
2. If NAOS is proposed, a temporary irrigation system is required in revegetated NAOS areas. This system shall be disconnected once the plant material is established and shall not exceed a period of three years.

NATURAL AREA OPEN SPACE (NAOS) VISTA COORIDORS:

1. If NAOS is proposed, provide a separate, dimensioned plan indicating the limits of construction to assure the (NAOS, drainage, vista corridor, and scenic corridor) remains natural - for field staff review and approval.

2. Vista Corridors easements shall be dedicated to the City of Scottsdale over washes that contain Q100 flows of 750 cfs and greater. The easement shall included the entire 100 year limits of inundation and shall be a minimum of 100-feet in width to the satisfaction of Planning and Development Services' Plan Review staff
3. NAOS shall be dedicated over the vista corridor easements.

OTHER:

1. The developer shall amend the zoning district boundary lines so that they follow the lot lines prior to lot sales, and prior to the issuance of the Letter of Acceptance for the infrastructure improvements.

TRAFFIC STIPULATION REQUIREMENTS  
CIRCULATION AND REFUSE

INTERNAL CIRCULATION:

1. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.
2. An 8-foot wide public utility easement shall be dedicated along both sides of the internal streets. *The 8-foot wide easements may be reduced upon approval of the public utility companies.*
3. *There is an existing temporary cul-de-sac at the south end of 102<sup>nd</sup> Street for emergency and service vehicles access use that was constructed as part of parcel 5.11 and is in conflict with this development. The cul-de-sac shall be relocated as part of final plans. The temporary cul-de-sac shall be designed and constructed to accommodate emergency and service vehicles with an outside turning radius of 40.5 feet and inside turning radius of 25 feet or per the EDMP turnaround details.*

OTHER:

1. The circulation elements shall be in conformance with the DC Ranch Master Circulation Plans for Planning Units III, V, and VI.

STRIPING AND SIGNAGE PLAN:

1. All incidental signing and striping required by site roadway improvements shall be included on the roadway paving plans.
2. When a detailed striping and signage plan is required to be submitted with final plans, it shall include the following:

- a) All existing improvements and striping within 300 feet of limits of construction.
- b) All signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

SIGHT DISTANCE:

1. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height, and 6 inches maximum width or diameter.
2. Sight distance easements shall be dedicated over sight distance triangles.
3. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Procedures, published January 1994.

REFUSE COLLECTION:

1. If individual (80 gallon) refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's standards.

DRAINAGE AND FLOOD CONTROL STIPULATIONS

DRAINAGE:

1. COMPLIANCE. The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design, reports and plans that demonstrate conformance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.
2. FINAL DRAINAGE REPORT. With the final improvement plans submittal, the developer shall submit a final drainage report and plan, subject to Plan Review and Permit Services Division approval. Before the approval of final improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) disc copy of the complete final drainage. In addition, the final drainage report and plan shall:
  - a. *Make reference to an addendum to the master drainage report and plan. The addendum shall be applicable for all development within Planning Units III, V, and VI, and shall include discussions on the following items:*



- (1) *Locations of all stormwater storage basins (also show the outline of these storage basins, to scale, on drainage plan).*
  - (2) *Drainage areas that contribute stormwater runoff to each storage basin (also delineate these areas on drainage plan).*
  - (3) *Capacities, configurations, depths of water, and side slopes of all stormwater storage basins.*
  - (4) *Functionality of each storage basin (detention, retention, attenuation of peak flows, etc.), and location of bleed-off pipes, where applicable.*
  - (5) *Timing of construction of each storage basin (list when each basin is proposed to be constructed).*
  - (6) *References to the master drainage report and plan that are consistent and inconsistent with what is proposed in the addendum (include copies of pages from the master drainage report).*
- b. Provide final calculations and detailed analysis that demonstrate consistency with the conceptual drainage plan and report approved in concept by the Community Development Division.
  - c. *Provide calculations for sizing all road-crossing culverts. Provide calculations for determining depths of flow over all road crossings. Demonstrate that during the 100-year storm, all building lots will be accessible from the boundary of the development without having to drive through a depth of water of greater than 1 foot.*
  - d. Show all upstream contributing basin areas, including calculations and analysis for the peak runoff entering the site. Include a discussion of how grading, drainage and finished floor elevations will be affected by development.
  - e. Discuss how storm water storage basins will be drained, (by gravity out-fall, pump, etc.) Provide bleed-off calculations that demonstrate the discharge rate and time to drain.
  - f. Demonstrate that historical flow through the site has been maintained and that storm water runoff exiting this site has a safe place to flow.
  - g. Include an exhibit that indicates where the site lies within the FEMA designated areas and define all pertinent FEMA designations.
  - h. Include calculations for rip-rap lined channels and rip-rap outlet structures using the design criteria for characteristic sizing, gradation, thickness and filter-blanket requirements from the Drainage Design Manual for Maricopa County, Volume II.

3. STORM WATER STORAGE REQUIREMENT. *Storm water storage shall be required per the approved addendum to the master drainage report and plan as stated in 2(a) above.*
4. UTILITY CONFLICT COORDINATION. Before improvement plan approval by the Plan Review and Permit Services Division, the developer shall submit a signed No Conflict form (Not required for city owned utilities) from every affected utility company.
5. GRADING AND DRAINAGE PLAN. A site-specific grading and drainage plan shall be submitted to the Plan Review and Permit Services Division. The grading and drainage Plan shall include, but not be limited to the following:
  - a. Benchmark datum shall be based on North American Datum of 1988.
  - b. Provide a base plan sheet with topography at 2-foot minimum contour lines.
  - c. Contours, or sufficient spot elevations, shall be shown beyond the limits of construction as required to sufficiently reflect the impact of development on the abutting improvements and or rights of way.
  - d. Show top of curb elevations in front of each lot, at grade breaks and at intersection corners.
  - e. Show street cross slope direction (use arrows).
  - f. Show all easements including, but not limited to, slope, public utility, vehicular non-access, waterline, sanitary sewer line, etc.
  - h. Show  $Q_{100}$  at culvert inlets, where wash corridors converge, and at storm water entrance/exit points of the parcel boundaries.
  - i. Show the limits of inundation for all washes having a flow rate of 50 cfs or more using the peak runoff from the 100 year 6 hour storm event.
  - j. Note: "Rip-rap shall be placed so that a dense, uniform mass of durable, angular stones with no apparent voids or pockets is configured."
  - k. Show all multi-use paths and multi-use trails.
  - l. Show all walls, such as perimeter, screening and retaining walls.
6. OFF-SITE RUNOFF. All development shall be designed to satisfactorily convey peak discharge for the 100-year, 6-hour storm event through the site without significant damage to structures.
7. ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS. All construction activities that disturb one or more acres shall obtain coverage under the National Pollutant Discharge

Elimination System (NPDES) General Permit for Construction Activities. [NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100. Contact Region 9 of the U.S. Environmental Protection Agency at 415-744-1500, and the Arizona Department of Environmental Quality at 602-207-4574 or at web site <http://www.epa.gov/region9>.]

The developer shall:

- a. Submit a completed Notice of Intent (NOI) to the EPA.
  - b. Submit a completed Storm Water Pollution Prevention Plan (SWPPP) to the City of Scottsdale Development Quality and Compliance Division with the improvement plan submittal.
8. NOTICE OF INTENT (NOI). With the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a copy of the NOI.
  9. SECTION 404 PERMITS. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer' engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]
  10. DUST CONTROL PERMITS. Prior to the start of grading on sites 1/10 acre or larger, a Dust Control Permit (earth moving equipment permit) must be obtained from Maricopa County Division of Air Pollution Control. Call the county (507-6727) for fees and application information.

#### BRIDGES:

1. BRIDGES. All drainage crossings, including any configuration of box culverts or pipes which span 20 feet or more (as measured along the roadway centerline) shall be subject to review and approval by the city staff.
2. SUBMITTAL REQUIREMENTS. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit two (2) separate copies of the improvement plans, subject to city staff approval, for structural review. In addition, the cover sheet shall:
  - a. Provide a vicinity map that indicates the precise location of the bridge(s).
  - b. Provide the names and addresses of the developer, contractor, and engineer.
  - c. Show the associated "DR" or "PP" numbers.



VERIFICATION OF COMPLIANCE

1. REQUIRED SPECIAL INSPECTIONS. Before the approval of the improvement plans, the Plan Review and Permit Services Division staff shall specify those drainage facilities that shall be required to have Special Inspections. See Section 2-109 of the Design Standards and Policies Manual for more information on this process.
2. CONDITION FOR ISSUANCE OF GRADING & DRAINAGE PERMIT. Before the issuance of a Grading & Drainage Permit:
  - a. The developer shall certify that it has retained an Inspecting Engineer by completing Part I (Project Information) and Part II (Owner's Notification of Special Inspection) of the Certificate of Special Inspection of Drainage Facilities (CSIDF); and,
  - b. The Inspecting Engineer shall complete Part III (Certificate of Responsibility) of the CSIDF.
3. CONDITION FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY AND/OR LETTER OF ACCEPTANCE. Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
  - a. The Inspecting Engineer shall complete the Certificate of Compliance form.
  - b. The developer shall submit all required Special Inspection Checklists and the completed Certificate of Compliance form to the Inspection Services Division. The Certificate of Compliance form shall be sealed, signed and dated by the Inspecting Engineer, and shall be attached to all required Special Inspection Checklists completed by the Inspecting Engineer.
4. AS-BUILT PLANS. Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
  - a. City staff may at any time request the developer to submit As-built plans to the Inspection Services Division.
  - b. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
  - c. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins and underground storm water storage tanks, bridges as determined by city staff.

TRACTS AND EASEMENTS:

1. DEDICATIONS. Drainage and flood control easements shall be dedicated to the city to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 cfs or more, and for all FEMA regulatory floodways to the extent of the 100 year base flood elevation.
  - a. All drainage and flood control easements, including easements for storm water storage, shall be dedicated on the final plat with maintenance responsibility specified to be that of the Homeowners Association and or property owner.
  - b. Before any building permit is issued for the site, any additional drainage and flood control easements determined necessary due to final design analysis and proposed improvements, shall be dedicated to the city.
2. MAINTENANCE RESPONSIBILITY. Maintenance responsibility shall be that of the Homeowners Association and or property owner. All easement dedications shall demonstrate conformance to the ordinances and the Scottsdale Revised Code – Section 37-45. In addition all easement dedications shall:
  - a. Specify the right of the city to enter into the easement for the purposes of the removal of obstructions and or impedance to the watercourse that are deemed to be a public nuisance, when so designated by the Floodplain Administrator.
  - b. Note that the Homeowners Association and or property owner shall pay actual costs for the removal of obstructions and or impedance to the watercourse.

WATER AND WASTEWATER STIPULATIONSWATER & WASTEWATER:

1. COMPLIANCE. The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance Requirements, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.
2. COMPLIANCE. All water and sewer lines shall be constructed in accordance with the city's Water and Wastewater Master Plans *and the approved Master Water and Wastewater Plans for DC Ranch Planning Units III, V, and VI.*
3. BASIS OF DESIGN REPORT (WATER). Before submittal of improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and

plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the second submittal of improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:

- a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
  - b. Identify the timing of and parties responsible for construction of all water facilities.
  - c. Include a complete description of requirements relating to project phasing.
4. BASIS OF DESIGN REPORT (SANITARY SEWER). ). Before submittal of improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the second submittal of improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
  - a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
  - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
  - c. Include a complete description of requirements relating to project phasing.
5. APPROVED BASIS OF DESIGN REPORT. Before the second submittal of improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained approval of the Basis of Design Report.
6. WATER SAMPLING STATIONS. Prior to the approval of the improvement plans by the Plan Review and Permit Services Division, all water sampling stations shall be shown and labeled on the improvement plans.
  - a. Water sampling station locations are subject to review and approval by the Water Quality Division. Contact Mr. Craig Miller at 480-312-5685 in the City of Scottsdale Water Resources Department for questions regarding the status of the review.
  - b. The Water Quality Division shall distribute copies of the approved sampling station location(s) to the Plan Review and Permit Services Division.
7. CLEARANCE FROM WALLS. Where walls cross or run parallel with water lines, sewer lines, and or fire lines the following shall apply:

- a. Walls constructed parallel to water and sewer, and or fire lines shall be set such that the face of the wall is a minimum of six ( 6') feet from the outside diameter of the pipe.
  - b. Walls constructed across or perpendicular to water and sewer lines, and or fire lines shall be designed with gates or removable wall panels for maintenance and emergency access.
8. PRESSURE FLOW TEST. At the time of final plan submittal, the developer shall submit an engineer's certification of adequate pressure and flow to the highest fire sprinkler floor elevation and a fire flow test of the water system.
8. MANHOLE LOCATION. Manholes shall not be located on lots.
10. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS (ADEQ). The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and Engineering Bulletin #11 Minimum Requirements for Design, Submission of Plans, and Specifications of Sewerage Works, published by the ADEQ. In addition:
- a. Before approval of final improvement plans by the Plan Review and Permit Services Division, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD).
  - b. Before issuance of encroachment permits by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct Water and/or Wastewater Systems has been submitted to the MCESD. This evidence will be on a document developed and date stamped by the MCESD staff.
  - c. Before commencing construction, the developer shall submit evidence to city staff that Notification of Starting Construction has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
  - d. Before acceptance of improvements by the city Inspection Services Division, the developer shall submit a Certificate of Approval of Construction signed by the MCESD and a copy of the As-Built drawings.
  - e. Before issuance of Letters of Acceptance by the city Inspection Services Division, the developer shall:
    - (1) Provide to the MCESD, As-Built drawings for the water and/or sanitary sewer lines and all related facilities, subject to review and approval by the MCESD staff, and to city staff, a copy of the approved As-Built drawings and/or a Certification of As-Builts, as issued by MCESD.

- (2) Provide to the MCESD a copy of the Engineers Certificate of Completion with all test results, analysis results, and calculations, as indicated on the form.
- (3) Provide to the MCESD a copy of the "Request for Certificate of Approval of Construction" of water/sewer lines with all appropriate quantities.
- (4) Provide the city Inspection Services Division a copy of the Certificate of Approval of Construction, as issued by the MCESD.

11. The existing sewer within this development shall be realigned as part of a reapproval to the plan set under which the sewer was constructed (plan check number 3271-01). Additionally, the reapproval for the realignment must be approved prior to approval of civil plans for this development.

#### TRACTS AND EASEMENTS`:

1. UTILITIES IN TRACTS. All utilities between lots shall be located entirely within a dedicated tract (20' minimum width).
2. EASEMENTS AND MAINTENANCE RESPONSIBILITY. All associated water and sewer line easements shall be shown on the final plat with maintenance responsibility specified with the final plat notes.
3. RESPONSIBILITY FOR LANDSCAPING IMPROVEMENTS. Indemnity agreements shall be required when substantial improvements and (or) landscaping are proposed within a utility easement. The agreement shall acknowledge the right of the city to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.



## ORDINANCE REQUIREMENTS

Some Things You Should Know About Ordinance Requirements:

- ◆ Some of the Ordinance requirements that may be relevant to your project are included in the following pages as helpful information.
- ◆ There may be some Ordinance requirements, which apply to your project that aren't included here.
- ◆ Any appeals must be made in writing to the CITY CLERK'S OFFICE.

ENGINEERING ORDINANCE REQUIREMENTS

**ALL STIPULATIONS FROM THE ASSOCIATED REZONING OR USE PERMIT CASES CONTINUE TO APPLY.**

DRAINAGE AND FLOOD CONTROL:

1. STORM WATER STORAGE REQUIREMENT. Storm water storage is required on-site for all site runoff generated by a 2-hour, 100-year frequency design storm.
2. HISTORICAL FLOW. Off-site runoff must enter and exit the site as it did historically.
3. STORM WATER DISCHARGE. Storm water storage basins should be designed to meter flow to historic out-fall point. Where no out-fall exists (or metering is not possible), other methods of discharge may be considered.
4. STORM WATER RUNOFF. Storage basins must drain completely within 36-hours.
5. BASIN LOCATION. Storm water storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
6. STREET CROSSINGS. Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will be no greater than 1 foot.
7. SECTION 404 PERMITS. Approval from the Army Corps of Engineers under the conditions of SECTION 404 PERMIT of the Clean Water Act may be required where proposed construction is adjacent to or within washes.
8. DEDICATIONS AND EASEMENTS. All vista corridor easements, drainage easements and easements for storm water storage shall be dedicated on the final plat, and by separate instrument as required and agreed to by city staff, with maintenance the responsibility of the property owner and or the Homeowners Association.

REFUSE REQUIREMENTS:

1. Refuse collection methods and arrangements shall be made prior to final plans approval.

STREET LIGHTS:

1. Public streetlights shall be installed in accordance with City of Scottsdale's Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. The layout and cost estimate must be submitted at the

time of final plan submittal. The developer shall pay for street light installation costs prior to issuance of building permits or final plat recording.

2. The developer shall execute an agreement to participate in an Improvement District for maintenance and operation of streetlights. The Street Light Improvement District will be formed at the time of final plat approval by City Council.

#### PARKING LOTS:

1. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

#### TRAFFIC ORDINANCE REQUIREMENTS:

1. Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE
Two Way Residential	Local Residential	40-foot tract* (private)	24 feet BC-BC	Roll
One Way Residential	Local Residential	36-foot tract* (private)	20 feet BC-BC	Roll

\* Tract widths may be reduced upon approval of final plan review staff.

#### ENGINEERING WATER & SEWER ORDINANCE REQUIREMENTS

##### WATER DEVELOPMENT ORDINANCE

1. WATER PROVIDER. City of Scottsdale is responsible for supplying the water to this project.
2. HEALTH AND SAFETY REQUIREMENTS. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.
3. DEVELOPMENT FEES. The developer shall pay a development fee for city water supply in accordance with city Ordinance. This fee shall be paid at the time, and as a condition, of the issuance of a building permit, or if the development does not require a building permit, prior to connection to the city water system. All questions may be referred to Mike Mahoney a 480 312-5685, Water Resources Analyst, in the City of Scottsdale Water Resources Department.

4. WATER METER FEES. Prior to the issuance of any building permit, the developer shall pay a Water Meter Fee for connection to the City water system in accordance with City Ordinance.

SEWER DEVELOPMENT ORDINANCE

1. DEVELOPMENT FEE. The developer shall pay a development fee for city sanitary sewer in accordance with city Ordinance. This fee shall be paid at the time, and as a condition, of issuance of a building permit, or if the development does not require a building permit, prior to connection to the city sewer system. All questions may be referred to Mike Mahoney at 480 312-5685, Water Resources Analyst, in the City of Scottsdale Water Resources Department.
2. SEPTIC SYSTEM. Permission to construct a septic system shall be obtained in writing from the Water Resources Department. Private sewage disposal systems shall comply with all laws and regulations of the State of Arizona, Maricopa County and the City of Scottsdale.
1. CONNECTION TO CITY SEWER. Disconnection of septic and connection to the City sewer system is required within one year of when the City sanitary sewer system becomes available.

PLANNING ORDINANCE REQUIREMENTSLOT DESIGN:

1. Lot area and width shall comply with amended R1-10 district standards of case No. 54-ZN-89 #1-7, unless the developer modify the zoning district boundary so that all lots are contained within the R4-R district.
2. All lots shall abut a public, or private street furnishing satisfactory access thereto.
3. With the final plans submittal, the developer shall submit the maximum allowable lot coverage for each lot to the satisfaction of Planning and Development Services' Plan Review staff.
4. The developer shall submit density calculations demonstrating compliance with the R4-R district.

LANDSCAPING:

1. All plant materials in right-of-way shall be on the Department of Water Resources (DWR) low water plant list for the Phoenix Active Management Area (AMA).
2. Trees shall be provided at a rate of one tree per lot to be placed in front yard of each unit (per the City Code). Note on final landscape plans that this requirement will be met.
3. Provide documentation required for issuance of a Native Plant Permit as required in Chapter 46 of City Code and outlined in the Zoning Ordinance. The Native Plant Permit is a separate submittal and approval. (See page 12 for specific submittal requirements). Contact the City's Native Plant Officer at 312-7080 to initiate the process.
4. *If models homes are provided*, they shall comply with the City Code
5. Turf in all residential common areas shall comply with the City Code.

GRADING:

1. Prior to final plans submittal a grading report shall be submitted indicating methods and sequencing of grading, proposed locations for stockpiling or disposing of unused materials, and plans for minimizing wind and water erosion on graded areas during development and construction.

OTHER:

1. *Comply with conditions of case No.: 54-ZN-89 #1-7, and the PMP for Units III, V and VI.*